

# BRUNTON

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## RESIDENTIAL



**WAGONWAY DRIVE, GREAT PARK, NE13**

**Offers Over £240,000**

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**SOUGHT AFTER LOCATION - CLOSE TO LOCAL AMENITIES - SEMI-DETACHED**  
Brunton Residential is delighted to bring to market this fantastic three-bedroom home situated on the popular street of Wagonway Drive. This semi-detached home is spread across three floors offering excellent sized bedrooms. Located just 0.4 miles from both Havannah and Brunton First Schools, close to other local amenities and excellent transport links with the Q3 connecting Great Park to Gosforth and Newcastle City Centre.

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Accommodation briefly comprises; entrance hallway with access to downstairs WC leading to the kitchen at the front of the property. The kitchen offers a range of wall and floor units, coordinated work surfaces and some fitted appliances. To the rear is a spacious and bright lounge with French doors to the rear garden and a store cupboard. To the first floor are two bedrooms large enough for double beds and furniture and a family bathroom with WC, basin and bath. The landing also provides access to a large store cupboard. On the second floor is the master suite with en-suite shower room, walk-in wardrobe and balcony.

Externally, there is a town garden to the front with fenced boundaries and pathway access to the property. To the rear is west-facing, sun-trap garden which is fully paved. There are fenced boundaries with gate leading to courtyard which provides access to garage and off-street parking.



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TENURE : Freehold

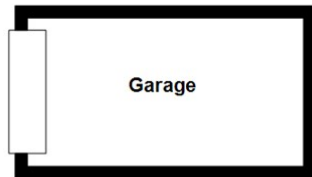
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C

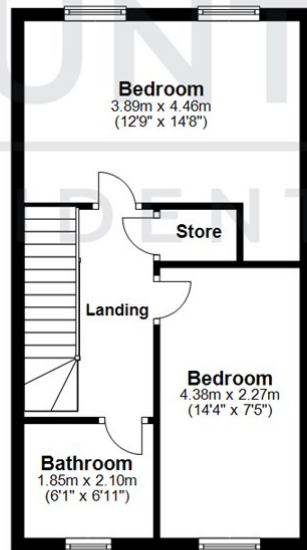
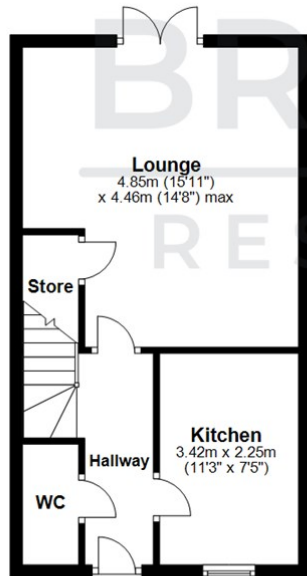
SERVICES :

**Ground Floor**  
Approx. 48.0 sq. metres (517.2 sq. feet)

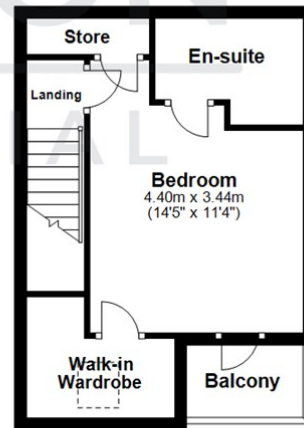


D

**First Floor**  
Approx. 37.4 sq. metres (402.0 sq. feet)



**Second Floor**  
Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	